

## **ARTICLE 4. LIGHT BUSINESS DISTRICT (B-1)**

### **Sec. 17- 4.1. Statement of Intent**

The primary purpose of this district shall be to provide areas for development (or continuation) of neighborhood type businesses which shall conveniently serve adjoining or nearby residential districts to the extent and in a manner that will preserve property value. It is intended that activity in this district be on a smaller scale than usually associated with the general business district. This district shall be served by a public or private water system.

### **Sec. 17- 4.2. Use Regulations**

Within the Light Business District (B-1), no lot, building or structure shall be used and no building shall be erected which is intended or designed to be used in whole or in part for any industrial or manufacturing purpose, or for any other than the following specified purposes:

1. All use regulations in R-1 and R-2 are permitted, subject to the regulations of the applicable district.
2. Libraries and Cultural Centers
3. Bakeries and confectioneries whose products are sold at retail on premises
4. Neighborhood grocery stores, convenient stores, drug stores and restaurants
5. Banks, professional and public buildings
6. Dry Cleaners
7. Hotels, motels, inns and tourist courts, not exceeding 24 sleeping units.
8. Auditoriums and theater buildings (ground floor space limited to 10,000 square feet)
9. Barber shops and beauty parlors
10. Animal hospital or clinic
11. Auto sales and service
12. Greenhouses and nurseries operated on a commercial scale, including sale rooms and offices
13. Trailer park or mobile home park only upon issuance of a Conditional Use Permit
14. Parking of automobiles, but excluding house trailers, freight trucks and trailers
15. Laundries or self-service type, and pick-up laundry and dry cleaning stations
16. Photographic studios and watch repair shops
17. Retail stores, not exceeding 6,000 square feet of floor space, provided that no manufacturing, wholesaling or jobbing shall be carried on, and that in the permitted stores and shops, no merchandise shall be carried other than that intended to be sold at retail on the premises
18. Funeral homes and chapels, and undertaking establishments
19. 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.
20. Off street parking as defined in Article 11.
21. 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 minimum 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-five (25) 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.

ARTICLE 4. LIGHT BUSINESS DISTRICT (B-1) (Continued)

**Sec. 17-4.6. Height Regulations**

Buildings may be erected up to fifty (50) 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.

## **ARTICLE 2. LIMITED RESIDENTIAL DISTRICT (R-1)**

### **Sec.17- 2.1. Statement of Intent**

This district encompasses low-density single-family residential areas, both existing and planned. The following regulations are designed to stabilize, protect and promote this type of development. This district should provide a suitable environment for families who desire quiet spacious home sites with the amenities of suburban living, without fear of encroachment of dissimilar uses.

### **Sec. 17-2.2. Use Regulations**

In a Limited Residential District (R-1), only one (1) main building may be erected on any lot or parcel of land. Structures to be erected on land to be used shall be for one (1) or more of the following uses:

1. Single-family dwellings. See VA. CODE ANN. ?15.2-2291 (Cum. Supp. 1999), VA. CODE ANN. ?15.2-2292 (Cum. Supp. 1999)
2. Schools, churches, playgrounds and parks.
3. Home occupations conducted by occupant.
4. Accessory building, use or structure customarily incident to any use permitted by this Ordinance, such as servant' quarters, greenhouses or workshops, provided none shall be conducted for gain and that no accessory buildings shall be inhabited by other than those who are employees of the owner, leaser or tenant of the premises.
5. No accessory building may be closer than five (5) feet to any property line.
6. Renting of private rooms to non-transients such as schoolteachers and students.
7. Private garage in the same lot with the building, not maintained for the service of the public or operated or conducted for commercial or industrial use, but no such private garage shall be hereafter located or erected on any residential block closer to the street than the setback line for the residence on that street or side street.
8. Private group garages, not exceeding four (4), fronting on alleys, provided no commercial repair work is done, must be setback not less than five (5) feet from alley.
9. 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.
10. Off street parking as defined in Article 11.
11. Signs as defined in Article 12.

### **Sec. 17-2.3. Area Regulations**

All dwellings and buildings in this district shall be served by a public or private water system.

The minimum lot area shall be twenty thousand (15,000) square feet where served by public water and a public sewer system.

The minimum lot area shall be twenty thousand (20,000) square feet where served by public water and not a public sewer system.

For lots not served by public water or sewer, the minimum area shall be as required by the health official. The administrator may require a greater area if considered necessary by the health official. Private schools must conform to land area requirements of the state board of education.

### **Sec. 17-2.4. Setback Regulations**

Minimum setbacks shall be located thirty-five (35) feet from the center of any street right-of-way line that is fifty (50) feet or greater in width, or sixty (60) feet from the center of any street right-of-way line that is less than fifty (50) feet in width. The setback on existing "built up" streets shall conform to the existing pattern. This shall be known as the "setback line."

### **Sec. 17-2.5. Frontage Regulations**

The minimum width of any lot at the setback distance and street frontage shall be eighty (80) feet.

### **Sec. 17-2.6. Yard Regulations**

The minimum side yard for the main building shall be fifteen (15) feet; and for one-story accessory buildings the minimum side yard shall be ten (10) feet.

The minimum rear yard for the main building shall be thirty-five (35) feet; and one-story accessory buildings the minimum rear yard shall be five (5) feet.

**ARTICLE 2. LIMITED RESIDENTIAL DISTRICT (R-1)** (Continued)

**Sec. 17-2.7. Special Provisions for Corner Lots**

Of the two (2) sides of a corner lot, the front shall be deemed to be the shorter of the two (2) sides fronting on streets.

The minimum side yard on the side facing the side street shall be twenty (20) feet for both main and accessory buildings.

**Sec. 17-2.8. Height Regulations**

Structures may be erected up to thirty-five (35) feet in height except that:

1. The height limit for dwellings may increase up to forty-five (45) feet and up to three (3) stories provided each side yard is thirty (30) feet plus one (1) foot or more of side yard for each additional foot of building height over thirty-five (35) feet.
2. Churches may be erected to a height of sixty (60) feet from grade provided that required front, side and rear yards shall be increased one (1) foot for each foot in height over thirty-five (35) feet.
3. 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.
4. Accessory buildings over one (1) story in height shall be at least twenty (20) feet from any lot line. All accessory buildings shall be less than the main building in height.

For state law authority for this section generally see VA. CODE ANN. ?15.2-2283 (Repl. Vol. 1997). See also VA. CODE ANN. ?15.2-2291 (Repl. Vol. 1997) and VA. CODE ANN. ?15-2-2292 (Repl. Vol. 1997).