

PART II - CODE OF ORDINANCES
 Chapter 34 - ZONING
 ARTICLE IV. - DISTRICT STANDARDS
 DIVISION 4. C-1 GENERAL COMMERCIAL DISTRICT

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Sec. 34-131. Intent of district.

The C-1 commercial district covers that portion of the community 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 retail goods, or by any nuisance factors other than occasioned by incidental light and noise of congregation of people and passenger vehicles. This includes such uses as retail stores, banks, theaters, business offices, newspaper offices, printing presses, restaurants and taverns, and garages and service stations. Prohibited uses are junkyard and wrecking yard. (Commercial business displays on public sidewalks should not impede sidewalk traffic. These items should not be left overnight.)

(Ord. of 12-10-2019)

Sec. 34-132. Permitted uses.

All permitted uses shall be subject to the applicable provisions of this chapter and any use and design standards set forth in article V. For any use not identified, the zoning administrator may determine that such use is substantially the same as another use otherwise permitted in the district. The decision of the zoning administrator shall be in writing for future reference.

Uses and structures permitted by right. The following uses are permitted in the C-1 general commercial district, subject to all other applicable requirements of this chapter:

<i>Residential Use Types:</i>
Dwelling Units (No dwelling unit will be constructed on the sidewalk and/or street level on Main Street between 6 th Street and 9 th Street)
<i>Civic Use Types:</i>
Schools
Libraries
Public Utility, Major and Minor
Public Sewer or Public Water System
Transportation Terminal
Safety Services
Post Office
<i>Group Home Use Types:</i>
Adult Day Care Center
Assisted Living Facility
Child Day Care Center
Family Day Home
Life Care Facility
<i>Recreational Use Types:</i>
Public Parks and Recreation Areas
Public Recreation Assembly

<i>Office Use Types:</i>
General Office
Medical Office and Clinics
Bank or Financial Service
Contractors Office
<i>Commercial Use Types:</i>
Hotels, Motels
Conference Center
Automobile renting/leasing
Auto and truck general repair establishment (with major repairs under cover)
Auto Service Center
Car wash
Bed and Breakfast
Garden Center, greenhouses
Restaurant
Restaurant, Drive-In
Restaurant, Fast Food
Bakeries
Retail Food Stores
Retail stores and shopping centers less than 50,000 square feet
Convenience Store with gas pumps
Service and Personal Service Businesses
Laundromat
Auto Sales and Service, with exception of auction facilities
Building Supply and Materials
Veterinary and Animal Services
Funeral Homes
Crematory
Taxi and limousine service
Dry Cleaners
Pawn shop
Gasoline Service Station
Self-service Gasoline Service Station
Distillery
Micro-brewery
Micro-winery
Drug Store
Wearing apparel stores
Appliance sales and service
Hospital
<i>Miscellaneous Use Types:</i>
Theaters and assembly halls
Art Studio and Gallery
Museum
Auction Galleries
Accessory Uses
Off-street parking as set forth in article V, division 4

Business signs as set forth in section 34-277
Temporary signs as set forth in section 34-275
Church bulletin boards and identification signs as set forth in section 34-276
Fences as set forth in section 34-211
Accessory Buildings and Structures

Special uses. The following uses are permitted in the C-1 general commercial district, subject to a special use permit as set forth in article VIII of this chapter:

<i>Recreational Use Types:</i>
Commercial Indoor Amusement
Commercial Indoor Entertainment
Commercial Indoor Sports and Recreation
Commercial Outdoor Entertainment
Commercial Outdoor Sports and Recreation
Clubs and lodges
Civic Use Types
Religious Assemblies
Churches
<i>Commercial Use Types:</i>
Retail Stores and Shopping Centers over 50,000 square feet
Flea Market
Mini warehouses
Body Piercing Salons
Tattoo Parlors
Shooting range, indoor
Open-warehouse storage

(Ord. of 12-10-2019)

Sec. 34-133. Site development standards.

- (a) *Area regulations.* No requirement.
- (b) *Setback regulations.* Buildings shall be located five feet or more from any street right-of-way which is 50 feet or greater in width, or ten feet or more from the center line of any street right-of-way less than 50 feet in width, except that signs advertising sale or rent of premises may be erected up to the property line. This shall be known as the setback line.
- (c) *Frontage and yard regulations.* No requirement except that should a side or rear yard be utilized, or should the property be adjacent to a residential district, the minimum side yard shall be ten feet and the minimum rear yard shall be 20 feet.
- (d) *Height regulations.* Buildings may be erected up to 35 feet in height from grade, except that:
 - (1) A public or semipublic building such as a school, church, library or general hospital may be erected to a height of 60 feet from grade provided that required front, side and rear yards shall be increased one foot for each foot in height over 35 feet;

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- (2) Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flag poles, television antennas and radio aerials are exempt. Parapet walls may be up to four feet above the height of the building on which the walls rest; and
- (e) No accessory structure which is within ten feet of any party lot line shall be more than one-story high. All accessory structures shall be less than the main structure in height.
- (Ord. of 12-10-2019)

Sec. 34-134. Single Family Dwelling and Manufactured Housing Design Standards

- a) The finished exterior dimensions shall exceed 20 feet in width and 20 feet in depth.
- b) The structure must be situated on a full perimeter masonry foundation or a permanent foundation with full perimeter masonry skirting.
- c) The rood pitch shall not be less than 5/12.

Sec. 34-134. Manufactured Housing Compliance

Manufactured housing shall be in compliance with the requirements of VA Code §15.2-2290-Uniform Regulations for Manufactured Housing.

Sec. 34-135. Site development standards for single family dwellings.

- (a) Area regulations. The minimum lot area shall be 7,200 square feet.
- (b) Setback regulations. Structures shall be located 30 feet or more from any street right-of-way which is 50 feet or greater in width, or 55 feet or more from the center of any street right-of-way less than 50 feet in width; however, no building need be setback more than the average of the setback of the two adjacent structures on either side. A vacant lot 50 feet or more in width may be assumed to be occupied by a building having a minimum setback. This shall be known as the setback line.
- (c) Frontage regulations. The minimum lot width at the setback line shall be 48 feet.
- (d) Yard regulations.
- (1) Side. The minimum total width of the side yards for each main structure shall be 20 feet, with no one side yard being less than eight feet.
- (2) Rear. Each main structure shall have a minimum rear yard of 30 feet.
- (e) Lot Coverage. Any structure or structures shall not occupy more than 30 percent of the area of the lot.
- (f) Height regulations.
- (1) Buildings may be erected up to two and one-half stories (35 feet in height).
- (2) A public or semipublic building such as a school, church or library may be erected to a height of 60 feet from grade provided that required front, side and rear yards shall be increased one foot for each foot in height over 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 feet above the height of the building on which the walls rest.

(4) No accessory building which is within 20 feet of any party lot line shall be more than one-story high. All accessory buildings shall be less than the main building in height.

(g) Special provisions for corner lots.

(1) Facing of main structures. Main structures shall be built to face or front and be parallel to the existing street to be consistent with the other main structures on that street. The term "street" shall mean existing, constructed streets and not "paper" streets, unless construction of the "paper streets" is certain. In the event an issue arises as to which street a structure shall front, or which side of a house is deemed to be the front, the applicant, or the zoning administrator, may refer the request directly to the town council.

(2) Yards. The side yard of the side facing the side street shall be 25 feet or more for both main and accessory buildings.

(3) Platted subdivisions. For subdivisions platted after the enactment of this chapter, each corner lot shall have a minimum width at the setback line of 100 feet.

Secs. 34-1364—34-150. Reserved.

