

## Business B-1 Setback

### 6-1 USE REGULATIONS

A building or land shall be used only for the following purposes:

- (a) any eating and/or entertainment establishment, retail establishment, wholesale establishment or personal service establishment, including those establishments designed for drive-in service;
- (b) automobile, truck, farm equipment, etc., sales, service and repair, including body or fender repair, vehicle upholstery shop, auto salvage yards and junk yards, so long as any major repair or storage of equipment, materials, damaged or junked vehicles are screened from public view and public highways.
- (c) commercial recreational uses, such as theaters, bowling alleys, miniature golf courses, go-cart tracks, raceways, roller or ice skating rinks.
- (d) bottling works, dyeing and cleaning works, linen or laundry services, plumbing and heating shops, sign shops, printing and engraving establishments, photographic processing, blue-printing, upholstering shops not involving furniture manufacturing or vehicle repair, tin smithing shops, tire sales and services including vulcanizing and recapping, but not manufacturing, appliance repairs, and general service establishments;
- (e) offices for doctors, dentists, realtors, lawyers, contractors, insurers, gas stations and/or convenience stores shall require a Special Exception Permit;
- (f) motels and hotels;
- (g) manufactured home, modular home, travel trailer and/or camper sales, display, and storage, provided that all units are in useable condition;
- (h) material storage yards where all side and rear yards are screened from public view;
- (i) public buildings and utilities;
- (j) semi-public buildings
- (k) home occupations;
- (l) accessory uses or structures or buildings;
- (m) facilities, activities and operations which are provided by a duly constituted unit of government.
- (n) off-street parking in accordance with

- Article 13 of this ordinance;
- (o) signs in accordance with Article 12 of this ordinance;
  - (p) allow the operation of radio, television or communications towers and transmitters;
  - (q) Residential living within a business is allowed providing that the residential area is located within the same structure as the business and is for the use of the owner or manager of that business. The residential area shall not be used as rental property and shall require a **Special Exception Permit.**

NOTE: All underlined item shown in this section require special exception permits.

#### 6-2 AREA REQUIREMENTS

- (a) In areas served by central water and central sewer, there are no area requirements.
- (b) In areas not served by central water and central sewer, the minimum area shall be that area required by the health official for the safe installation and operation of an individual sewage treatment and waste water disposal system and water supply well.

#### 6-3 YARD REGULATIONS

- (a) No part of any building shall be located any closer than thirty (30) feet to any right-of-way which is fifty (50) feet or larger OR any closer than forty (40) feet to the centerline of any right-of-way which is less than fifty (50) feet.
- (b) No part of any building shall be located any closer than ten (10) feet to the side or rear lot line when the adjoining or adjacent property either
  - (1) is being used for residential purposes, or
  - (2) is zoned for any residential, agricultural or conservation zone.
- (c) There are no yard regulations for side and rear yards when the adjoining or adjacent property either
  - (1) is being used for commercial or industrial uses or
  - (2) is zoned for any commercial or industrial zone.
- (d) Exception to the setback requirements: No setback shall be required from any property line shared with property owned by the Army Corp of Engineers for the Kerr Lake impoundments. A

fifteen (15) feet setback shall be required from any property line shared with property owned by Virginia/Dominion Power on the Lake Gaston impoundment.

6-4 HEIGHT REGULATIONS

Refer to building code.

6-5 SCREENING

Buildings and uses that are required to be screened from public view and public highways must meet screening standards. The screen shall be within one (1) foot of a common property line unless some greater or lesser distance is expressly provided for in the special exception permit, and the screen shall be either a solid masonry wall, a uniformly painted solid board fence, eight (8) feet in height or an evergreen hedge must be planted that will reach eight (8) feet in height. Special variations may be made in areas requiring natural air circulation, unobstructed view or other technical considerations necessary for proper equipment operation.