

ARTICLE XII. - B-1 BUSINESS DISTRICT

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Sec. 24-54. - Purpose of district.

This district is primarily for low-intensity retail and personal service uses developed either as a coordinated unit or on individual parcels, serving the needs of a relatively small area, primarily nearby, residential neighborhoods. In order to enhance the general character of the district, its function of neighborhood service and its compatibility with residential surroundings, the building height and size of certain uses and the permitted hours of operation are all limited.

(Code 1980, § 22-54; Code 1995, [§ 24-54](#))

Sec. 24-54.1. - Principal uses permitted.

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

- (a) Any principal use permitted and as regulated in the R-6 district except for dwellings as herein provided and the minimum lot area and lot width for a church may be reduced in accordance with the B-1 district regulations. The permitted height of buildings or structures shall be subject to the B-1 district requirements unless otherwise provided for by this chapter.
- (b) Antique shops for the sale of bona fide antiques, except that no indoor or outdoor auctions are permitted.
- (c) Reserved.
- (d) Banks, savings and loan, small loan offices and similar financial institutions. Adequate space shall be provided off the street for all vehicles waiting for drive-in service.
- (e) Bakeries, provided that all products produced on the premises shall be sold at retail on the premises.
- (f) Barbershops and beauty parlors.
- (g) Bicycle sales and repair shops.
- (h) Child care centers, baby sitting services and adult day care centers.
- (i)

Clinics and laboratories: Medical, dental and optical. No one building shall contain more than 15,000 square feet of floor area.

(j)

Florist and flower shop.

(k)

Funeral home, mortuary and/or undertaking establishment, provided that vehicular access to the premises shall be from a major or minor arterial designated on the county major thoroughfare plan. Adequate stacking space shall be provided on the premises for the formation of funeral processions. No such activity shall take place on public streets or rights-of-way.

(l)

Grocery or convenience food store, provided that no individual store shall exceed 30,000 square feet of floor area except within an approved shopping center.

(m)

Hospital or clinic for small animals, dogs, cats, birds and the like. All treatment rooms, cages, pens or kennels shall be within a completely enclosed, soundproof building, and such hospital or clinic shall be operated in such a way so as not to produce any objectionable noise or odors or vermin outside its walls. Site plans shall be reviewed and approved by the planning commission in accordance with [section 24-106](#) of this chapter.

(n)

Laundromats and self-service dry-cleaning establishments. Also, laundry or cleaning and pressing establishments, retail, employing not more than three persons in the actual cleaning process. Such establishments shall use nonflammable cleaning solvents, fully enclosed cleaning and solvent reclamation processes, fully enclosed pressing equipment with no outside steam exhaust and such other devices or arrangements as may be required to fully protect adjacent properties from noise, odors and vapors.

(o)

Office and office building, business, professional and administrative. No one office building shall contain more than 15,000 square feet of floor area, unless approved in accordance with [section 24-55](#) of this chapter.

(p)

Packaging store and mailing service when located in an approved shopping center.

(q)

Parking lots, commercial. Such use shall not be construed to permit any automobile, truck, motorcycle, boat, recreational vehicle sales, rental or storage lot.

(r)

Pet shop, dog beauty parlor and obedience school. All work rooms, cages, pens or kennels shall be maintained within a completely enclosed, soundproof building and such shop, parlor or school shall be operated in such a way as to produce no objectionable noise, odors or vermin outside its walls.

(s)

Private club, lodge, meeting hall and fraternal organization.

(t)

Restaurant, delicatessen or ice cream parlor, but not restaurants or establishments which primarily provide outside delivery of packaged goods to patrons. No outside dining areas shall be provided.

(u)

Shopping centers, neighborhood. A neighborhood center shall contain a lot of at least two but not more than ten acres and shall consist of a coordinated group of two or more indoor retail and service establishments with common parking, access and service areas in accordance with [section 24-101](#) of this chapter. Shopping center site plans shall be reviewed and approved by the planning commission in accordance with [section 24-106](#) of this chapter.

(v)

Stores or shops for the conduct of retail sales including sale of art and art supplies, auto parts and accessories (but no service and/or installation), beverages, books, carpets,

clothing, computers and software, draperies, drugs, fabrics, furniture and appliances, garden supplies, gifts, glass sales and service excluding auto or truck repairs, handcrafts, hardware or locksmiths, hobby supplies, jewelry, office supplies and stationery, paint, picture framing, wallpaper, shoes and shoe repair, sporting goods, televisions, video recorders, stereos, radios, microwaves, sales, service and small appliance repair, video store, variety store and stores and shops similar to the preceding. No individual shop or store shall occupy more than 10,000 square feet of floor area except when located within an approved shopping center.

(w)

Studios and shops for artists, photographers, writers, teachers, jewelers, tailors and dressmakers, taxidermists, weavers and other craftsmen, sculptors and musicians with floor area not exceeding 3,000 square feet unless located in an approved shopping center.

(x)

Temporary outdoor stand and/or sales area for the retail sale of Christmas trees, wreaths, holly and similar decorative horticultural materials subject to the requirements and development standards of subsection (n) of [section 24-57](#)

(y)

Training classes, dance, martial arts instruction and health clubs.

(z)

Other retail and service uses which are of the same general character as those listed above as permitted uses. Such additional uses may be permitted by the director of planning pursuant to [section 24-109](#) of this chapter, provided that they shall be only retail and service establishments primarily selling new merchandise (except antiques) and/or rendering a personal service. Such additional uses may be permitted only in accordance with development standards as herein provided.

(Code 1980, § 22-54.1; Code 1995, [§ 24-54.1](#))

Sec. 24-55. - Provisional uses permitted.

The following uses may be permitted as provisional uses if approved by the board of supervisors in accordance with sections [24-120](#) and [24-122.1](#) of this chapter. Such uses shall be permitted only subsequent to site plan review and approval by the planning commission in accordance with [section 24-106](#) and the development standards as herein provided:

(a)

Automotive filling and service stations as regulated in the B-2 business district.

(b)

Grocery or food store in excess of 30,000 square feet of floor area when located outside an approved shopping center.

(c)

Office buildings in excess of 15,000 square feet of floor area.

(d)

Any principal or conditional use permitted and as regulated in the O-3 district.

(e)

Greenhouses accessory to a florist or flower shop.

(f)

A recycling collection facility, pursuant to a provisional use permit and administratively approved site plan, for a period in excess of 30 days. The facility shall meet or exceed the following criteria:

(1)

Area and site size: A recycling collection facility shall not exceed a maximum area of 972 square feet.

(2)

Setbacks: Setbacks shall be as set forth in sections [24-94](#) and [24-101](#) or greater as specified by the provisional use permit.

- (3) Parking: Parking shall be provided as required in sections [24-96](#) and [24-101\(e\)\(5\)](#).
- (4) Exterior storage: Exterior storage shall not be permitted.
- (5) Vehicular and pedestrian circulation: A recycling collection facility shall be located in a manner that does not impede or adversely affect vehicular or pedestrian circulation.
- (6) A site plan shall be submitted for administrative review and approval by the director of planning or the director's designee. Appeal of any condition of approval shall be to the planning commission. Failure to maintain strict conformity with conditions of approval shall be deemed just cause for revocation. The site plan shall depict the location and size of the proposed facility; the number, type and size of containers and/or trailers and/or vehicles to be utilized; and the means of maximizing the compatibility of the proposed facility with the overall design, character and aesthetic considerations of the principal use of the property. Amendments to approved plans shall be reviewed and approved administratively by the director of planning or the director's designee.
- (7) Operation and maintenance plan. An operation and maintenance plan containing provisions for an attendant, daily operations and maintenance of the facility shall be submitted for review and approval as part of the plan submitted for approval by the director of planning.
- (8) Time limits and hours of operation. The duration or time period of the facility and daily hours of operations shall be established by the board of supervisors in its approval of the provisional use permit.
- (9) A tonnage collection report for the previous six-month period shall be submitted to the planning office no later than January 15 and July 15 of each year.
- (g) Accessory dwellings. Up to four dwelling units, located on a floor or floors above a retail or office use, may be permitted as a provisional use, subject to the following requirements:
 - (1) The dwelling shall be categorized as nonresidential for the purpose of applying area and bulk regulations.
 - (2) Each dwelling shall provide one parking space.
 - (3) The dwelling entrance must be either an exterior door leading directly outside or a door to a common entrance shared with the principal use.
 - (4) The dwelling shall have at least 500 square feet of livable floor area.
 - (5) The requirements of [section 24-122.1](#) of this Code.

(Code 1980, § 22-55; Code 1995, [§ 24-55](#) ; Ord. No. 1029, § 4, 6-11-2002)

Sec. 24-56. - Conditional uses permitted by special exception.

The following uses may be permitted as special exceptions in accordance with the procedures, guides and standards of subsection (c) of [section 24-116](#) and/or sections [24-2](#) and [24-106](#) of this chapter:

- (a) Any conditional use permitted and as regulated in the R-6 district.
- (b) Outside display of merchandise for any of the retail or service uses permitted in [section 24-54.1](#) when located in a shopping center, provided that:
 - (1) The specific location and arrangement will not adversely affect adjacent property.
 - (2) The exterior display area shall be a permanent structure, capable of being secured from entry, and shall be an integral part of the architectural design of the building. A chainlink or similar fence shall not be considered to be a permanent structure for the purpose of outside display.
 - (3) The exterior display area must be immediately adjoining the front or side of the building and extending not more than ten feet from it and be constructed in such a way that there shall be at least five feet of sidewalk for pedestrian movement adjacent to and outside of the display area.
 - (4) Outside storage of merchandise or stock shall not be permitted under this subsection.
- (c) Automotive filling stations consisting of an attendant sales office and/or convenience food or grocery store or any permitted use with fuel pumps. Bulk storage of fuel shall be underground and there shall be no exterior display of merchandise and no facilities for automotive service, maintenance or washing. Lighting fixture shall not exceed a height greater than 20 feet. No temporary storage of wrecked or inoperative vehicles or storage or rental of vehicles, trailers, campers, vans or similar equipment shall be permitted. Site plans shall be reviewed and approved by the planning commission in accordance with [section 24-106](#) of this chapter.

(Code 1980, § 22-56; Code 1995, [§ 24-56](#))

Sec. 24-56.1. - Accessory uses permitted.

- (a) Any accessory use permitted and as regulated in the O-3 district and the R-6 district except as provided herein and in subsection (i) of [section 24-95](#) of this chapter.
- (b) A dwelling unit within an office or business building for occupancy by the proprietor or an employee of an establishment within such office or business building.
- (c) Signs as regulated in [section 24-104](#)
- (d) Storage of office supplies and merchandise for retail sale, provided such items are normally carried in stock in connection with a permitted office or business use subject to applicable district regulations.
- (e) Not more than two electronic amusement games and billiard, pool or bagatelle tables operated incidental to the principal business use shall be permitted in any single business establishment.
- (f) Vending machines for food, beverage and similar merchandise. Not more than two such machines may be permitted on the premises outside of an enclosed building.
- (g) Other accessory uses, not otherwise prohibited and customarily accessory and incidental to any permitted use.

- (h) Attached automatic teller machine and depository at a bank or savings and loan building with no restriction as to hours of operation.
- (i) Newspaper boxes, public telephone stations and similar uses.
- (j) A recycling collection facility operated by a not-for-profit or tax-exempt organization for a period not to exceed 30 days within any six-month period pursuant to a permit to be obtained from the director of planning or the director's designee. The facility shall meet or exceed the following criteria:
- (1) No recycling facility may be situated on the same lot with a one-family dwelling when such dwelling is a principal permitted use.
 - (2) Area and site size: A recycling collection facility shall not exceed a maximum area of 972 square feet.
 - (3) Setbacks: Setbacks shall be as set forth in sections [24-94](#) and [24-101](#)
 - (4) Parking: Parking shall be provided as required in sections [24-96](#) and [24-101](#)
 - (5) Exterior storage: Exterior storage shall not be permitted. Provisions shall be made for daily maintenance to ensure this requirement is met.
 - (6) Vehicular and pedestrian circulation: A recycling collection facility shall be located in a manner that does not impede or adversely affect vehicular or pedestrian circulation.
- (k) A recycling collection facility as an accessory to a permitted retail operation when situated inside an enclosed building.
- (Code 1980, § 22-56.1; Code 1995, [§ 24-56.1](#)*
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Sec. 24-57. - Development standards and conditions for permitted uses.

- (a) *Purpose.* In order to encourage compatibility with adjacent and nearby properties and to enhance harmonious relationships with surrounding properties, whether developed or undeveloped, the building or buildings and site shall be designed to:
- (1) Employ such development techniques as may be appropriate to a particular case in order to fulfill the purposes of this chapter and the goals, objectives and policies of the comprehensive plan; and
 - (2) Include design considerations which may address matters such as location of permitted elements, orientation, spacing and setback of buildings, maintenance of natural vegetation, location and number of vehicular access points, size and location of signs, open spaces and parking areas, grading, landscaping, screening and servicing.
- (b) *Lot area and width unless otherwise provided by this chapter.*
- (1) For permitted uses in the one-family residence districts, other than dwellings and churches, the lot area and width requirements shall not be less than required in the R-4A district.
 - (2)

For permitted and accessory uses there are no minimum lot area and width requirements except as may be required by the health department to meet sanitary standards.

(c)

Minimum yard depths. Minimum yards shall be provided in accordance with [section 24-94](#) and any applicable requirement of sections [24-95](#) and [24-101](#) of this chapter, except that any building, structure or use not classified as a shopping center, when located directly across a street from any R district, shall be set back 50 feet from any street right-of-way of less than 80 feet in width. Notwithstanding any other provisions of this chapter, on corner or double frontage lots the minimum front yard depth required for the district shall be observed from any street right-of-way line.

(d)

General height and bulk standards. See sections [24-93](#), [24-94](#) and [24-95](#) of this chapter.

(e)

Off-street parking and loading. Off-street parking and loading design standards and space requirements for particular uses are contained in sections [24-96](#), [24-97](#) and [24-98](#) of this chapter.

(f)

No exterior display or storage. Display and storage for permitted uses, stores, shops, offices or businesses (except parking lots) shall be wholly within a completely enclosed building as herein provided.

(g)

Reserved.

(h)

Reserved.

(i)

Refuse. Refuse containers and/or refuse storage facilities shall be screened from general public view either from within or outside the premises by means of opaque fences, walls or landscape planting. Such containers or storage facilities shall be located as far from adjacent R districts as practicable and may be serviced only during permitted business hours.

(j)

Drainage. Provision shall be made for appropriate stormwater management and drainage. Water from buildings, parking and loading areas shall not be permitted to drain from such areas onto adjacent property except into a natural watercourse or a drainage easement. Plans shall be prepared in accordance with design criteria established by the county engineer and any governmental body having jurisdiction with respect thereto and approved prior to beginning any construction.

(k)

Lighting. Site and exterior lighting, if provided, shall be directed away from adjoining R districts and streets. Lighting shall be of such design and type as to minimize the impact of the lights on adjacent property in accordance with approved lighting plans approved by the planning office or, if required, by the planning commission prior to the issuance of an occupancy permit.

(l)

Hours of service. Unless otherwise provided for by this chapter, no business permitted in this district shall begin service to the public or any outside activity before 6:00 a.m. nor extend any outside activity or hours of service after 12:00 midnight.

(m)

Services and production of goods. Processes and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas, fumes, noise, vibration, refuse matters or water-carried waste. Goods may be produced for retail sale on the premises; provided, that not more than five persons are engaged in such production. The number of persons employed in production does not include any persons engaged in the sale of products or deliveries.

(n)

Temporary outdoor Christmas tree sales.

(1)

Sales shall not begin before November 15 and shall be restricted only to retail sales of Christmas trees, wreaths, holly and similar decorative horticultural materials.

- (2)

A temporary stand not to exceed 200 square feet in area may be constructed or placed on site in accordance with any applicable law, and/or one properly licensed, inspected and operative truck or other vehicle may be parked, when utilized for such sales.
- (3)

Any portion of the sales area shall be located in accordance with the minimum yard depths (setbacks) required for the district.
- (4)

Sufficient area of not less than 1,900 square feet shall be set aside on site to provide a minimum of five temporary off-street parking spaces. If the sales area is located on the same lot with an existing use, the required minimum and most convenient parking space for the existing use shall not be used for Christmas tree sales.
- (5)

Signs shall only be permitted in accordance with [section 24-104](#) of this chapter.
- (6)

Any structure erected thereon, vehicle parked, signs, trash, debris and the like shall be removed no later than January 15.

(Code 1980, § 22-57; Code 1995, [§ 24-57](#))

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[ARTICLE XIII. - B-2 BUSINESS DISTRICT](#)

[Sec. 24-58. - Purpose of district.](#)
[Sec. 24-58.1. - Principal uses permitted.](#)
[Sec. 24-58.2. - Provisional uses permitted.](#)
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[Sec. 24-60. - Accessory uses permitted.](#)
[Sec. 24-61. - Development standards and conditions for permitted uses.](#)

[Sec. 24-58. - Purpose of district.](#)

This district is to provide commercial and community shopping, recreational and service activities generally serving a community of several neighborhoods and appropriately located on major collector or arterial roadways. Uses and activities characterized by extensive warehousing, frequent heavy trucking activity, open storage of material or the nuisance factors of dust, odor and noise associated with manufacturing are not intended to be located within such areas.

(Code 1980, § 22-58; Code 1995, [§ 24-58](#))

[Sec. 24-58.1. - Principal uses permitted.](#)

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

- (a)

Any use permitted and as regulated in the R-6 district except dwellings as herein provided and any principal use permitted and as regulated in the O-3 district except the permitted height of buildings or structures shall be subject to the B-2 district requirements unless otherwise provided for by this chapter.
- (b)

Any use permitted in the B-1 business district but subject to the development standards for the B-2 district, with no limit on floor area unless otherwise provided for in this section.

(c)

Automotive filling and service stations including towing service and consisting of an attendant sales office and/or convenience food store or similar use with fuel pumps. A maximum of two service bays shall be permitted for lubrication, minor repair, maintenance and inspection of vehicles not exceeding an empty weight of 5,000 pounds capacity. All operations shall be performed within one completely enclosed building on the site. Bulk storage of fuel shall be underground and there shall be no exterior display of merchandise except on pump islands and on paved walkway areas within three feet of the building. Lighting fixtures shall not exceed a height greater than 20 feet. No temporary storage of wrecked or inoperative vehicles or rental of vehicles, trailers, campers, vans or similar equipment shall be permitted. Site plans shall be reviewed and approved by the planning commission in accordance with [section 24-106](#) of this chapter.

(d)

Catering establishments and meal delivery services.

(e)

Department stores.

(f)

Drapery making and furniture upholstery shops. No such establishment shall exceed a floor area of 3,000 square feet.

(g)

Flea markets and antique auctions, indoors.

(h)

Furniture, television and appliance sales, service and repair including service and repair of any type of home appliance.

(i)

Garage, parking or storage.

(j)

Garden center, with sale or display of merchandise, indoor or outdoor in approved locations.

(k)

Gun shop, sales and repair.

(l)

Hotels, motels, and motor lodges with no restriction as to hours of operation.

(m)

Lawnmower, yard and garden equipment, rental, sales and services, when located within a completely enclosed, air conditioned and soundproof building.

(n)

Nurseries for growing plants, trees and shrubs, including sale, display and storage of garden supplies and equipment, indoor or outdoor in approved locations.

(o)

Office and office buildings; business, professional and administrative.

(p)

Packaging and mailing service.

(q)

Printing, publishing and engraving, blueprinting, photocopying and similar uses. No such establishment shall exceed a floor area of 5,000 square feet.

(r)

Radio and television stations and studios or recording studios with no limit as to hours of operation.

(s)

- Recreation facilities, indoor, including theaters, bowling alleys, skating rinks (ice skating and roller skating), swimming pools, tennis, model racing tracks, electronic video game rooms, bingo halls, archery ranges and similar activities.
- (t) Restaurants (with dancing), take out and meal delivery service, delicatessens or ice cream parlors.
- (u) Shopping centers, community. A community center shall contain in the aggregate not more than 40 acres, and shall consist of a coordinated group of two or more retail and service establishments, indoor and outdoor, with common parking, access and service areas in accordance with [section 24-101](#) of this chapter. Shopping center site plans shall be approved by the planning commission in accordance with [section 24-106](#) of this chapter. Outside display of merchandise is permitted as regulated in the B-1 district.
- (v) Sign printing and painting shop, excluding fabrication.
- (w) Specialty store or shop for the conduct of a retail business, with no limit on floor area, except as provided herein.
- (x) Other retail, recreational and service uses which are of the same general character as those listed above as permitted uses. Such additional uses may be permitted by the director of planning pursuant to [section 24-109](#) of this chapter; provided, that they shall be only retail and service establishments primarily selling new merchandise (except antiques) and/or rendering a personal service. Such additional uses may be permitted only in accordance with the development standards as herein provided.
- (y) Permanent on-site recycling collection facility subject to [section 24-106](#)

(Code 1980, § 22-58.1; Code 1995, [§ 24-58.1](#) ; Ord. No. 957, § 5, 8-13-1997)

Sec. 24-58.2. - Provisional uses permitted.

The following uses may be permitted as provisional uses if approved by the board of supervisors in accordance with sections [24-120](#) and [24-122.1](#) of this chapter:

- (a) Hours of service to the general public up to 24 hours per day, except as otherwise provided in this section.
- (b) Self-service storage facility, subject to the following requirements:
- (1) *Access.* The facility shall have access to at least a minor arterial roadway as designated on the county thoroughfare plan.
- (2) *Size.*
- a. The site area shall not exceed three acres.
- b. The minimum gross floor area of the building or buildings shall not contain less than 50,000 square feet of rentable space.
- c. The structure or structures shall not exceed 30 feet in height or two stories whichever is lesser.
- (3) *Lot coverage.* The lot coverage of the structure or structures shall be limited to 60 percent of the total area.

(4)

Access to structure. Access to the rental spaces shall be from within the premises with not more than four exterior loading doors/ramps.

(5)

Parking. Parking is required as follows:

a.

One space for each 40 storage cubicles, equally distributed among the entrance(s) to the structure.

b.

A minimum of three spaces located at the project office for the use of prospective clients.

c.

Two spaces for manager's quarters.

(6)

Storage.

a.

All storage on the property shall be kept within the enclosed building and no commercial sales or uses shall be conducted on site.

b.

No perishable or hazardous goods, including highly flammable products, shall be placed in the storage spaces by lessees.

(7)

Aesthetics. The exterior areas of the self-service facility shall be of finished quality and maintained so as not to be offensive from view from adjacent property or abutting streets.

(8)

Hours of service. The hours of service to the general public or any outside activity, shall not begin before 6:00 a.m. nor extend after 10:00 p.m.

(c)

Auto parts sales, service and/or installation when within a completely enclosed, air conditioned building not exceeding 15,000 square feet of floor area and in accordance with the development standards as herein provided.

(d)

Outside dining areas for restaurants, provided the location and arrangement will not adversely affect adjacent property or uses.

(e)

Billiard parlors with hours of service to the general public from 1:00 p.m. on Sunday and 6:00 a.m. on other days until midnight, unless extended hours of operation are specifically authorized by the board of supervisors as a condition of the permit approval.

(f)

A recycling collection facility, pursuant to obtaining a provisional use permit and administratively approved site plan, for a period in excess of 30 days. The facility shall meet or exceed the following criteria:

(1)

Area and site size: A recycling collection facility shall not exceed a maximum area of 972 square feet.

(2)

Setbacks: Setbacks shall be as set forth in sections [24-94](#) and [24-101](#) or greater as specified by the provisional use permit.

(3)

Parking: Parking shall be provided as required in sections [24-96](#) and [24-101\(e\)\(5\)](#).

(4)

Exterior storage: Exterior storage shall not be permitted.

(5)

Vehicular and pedestrian circulation: A recycling collection facility shall be located in a manner that does not impede or adversely affect vehicular or pedestrian circulation.

(6)

A site plan shall be submitted for administrative review and approval by the director of planning or the director's designee. Appeal of any condition of approval shall be to the planning commission. Failure to maintain strict conformity with conditions of approval shall be deemed just cause for revocation. The site plan shall depict the location and size of the proposed facility; the number, type and size of containers and/or trailers and/or vehicles to be utilized; and the means of maximizing the compatibility of the proposed facility with the overall design, character and aesthetic considerations of the principal use of the property. Amendments to approved plans shall be reviewed and approved administratively by the director of planning or the director's designee.

(7)

Operation and maintenance plan. An operation and maintenance plan containing provisions for an attendant, daily operations and maintenance of the facility shall be submitted for review and approval as part of the plan submitted for approval by the director of planning.

(8)

Time limits and hours of operation. The duration or time period of the facility and daily hours of operations shall be established by the board of supervisors in its approval of the provisional use permit.

(9)

A tonnage collection report for the previous six-month period shall be submitted to the planning office no later than January 15 and July 15 of each year.

(g)

Accessory dwellings. Up to four dwelling units, located on a floor or floors above a retail or office use, may be permitted as a provisional use, subject to the following requirements:

(1)

The dwelling shall be categorized as nonresidential for the purpose of applying area and bulk regulations.

(2)

Each dwelling shall provide one parking space.

(3)

The dwelling entrance must be either an exterior door leading directly outside or a door to a common entrance shared with the principal use.

(4)

The dwelling shall have at least 500 square feet of livable floor area.

(5)

The requirements of [section 24-122.1](#) of this Code.

(h)

Buildings or structures up to 200 feet in height.

(Code 1980, § 22-58.2; Code 1995, [§ 24-58.2](#) ; Ord. No. 1029, § 5, 6-11-2002; Ord. No. 1091, § 2, 11-14-2006)

Sec. 24-59. - Conditional uses permitted by special exception.

The following uses may be permitted as special exceptions in accordance with the procedures, guides and standards of subsection (c) of [section 24-116](#) and/or sections [24-2](#) and [24-106](#) of this chapter:

(a)

Any conditional uses permitted and as regulated in the B-1 district.

- (b) Dyeing and cleaning works employing not more than five persons in the dyeing and cleaning process, but not closer than 200 feet to any R district.
- (c) Buildings or structures in excess of 45 feet in height but not exceeding 110 feet in height.
- (d) A single coin-operated carwash building not exceeding 800 square feet in area, when located on the premises of an automotive filling station or convenience food store with fuel pumps. Adequate stacking space shall be provided for all vehicles off of the street for the wash lane.

(Code 1980, § 22-59; Code 1995, [§ 24-59](#) ; Ord. No. 1091, § 3, 11-14-2006)

Sec. 24-60. - Accessory uses permitted.

- (a) Accessory uses as permitted and as regulated in the B-1 district, except as provided herein and in subsection (i) of [section 24-95](#) of this chapter.
- (b) Other accessory uses, not otherwise prohibited, customarily accessory and incidental to any permitted use.
- (c) Living accommodations for a resident manager employed on the premises of self-service storage facility.
- (d) Signs as regulated in [section 24-104](#)
- (e) A dwelling unit within an office or business building for occupancy by the proprietor or an employee of an establishment within such office or business building.
- (f) Storage of office supplies and/or merchandise for retail sale, provided such items are normally carried in stock in connection with a permitted office or business use subject to applicable district regulations.
- (g) Not more than two electronic amusement games and billiard, pool or bagatelle tables operated incidental to the principal business use shall be permitted in any single business establishment.
- (h) Vending machines for food and beverage and similar merchandise. Not more than two such machines may be permitted on the premises outside of an enclosed building.
- (i) One carwash bay, automatic or otherwise, when located within an automotive filling station permitted in this district. Such bay shall not be permitted in addition to the number of otherwise permitted service bays. Adequate stacking space shall be provided for all vehicles off of the street for the wash lane.
- (j) Newspaper boxes, public telephone stations and similar uses.
- (k) A recycling collection facility operated by a not-for-profit or tax-exempt organization for a period not to exceed 30 days within any six-month period pursuant to a permit to be obtained from the director of planning or the director's designee. The facility shall meet or exceed the following criteria:
 - (1) No recycling facility may be situated on the same lot with a one-family dwelling when such dwelling is a principal permitted use.
 - (2)

Area and site size: A recycling collection facility shall not exceed a maximum area of 972 square feet.

(3)

Setbacks: Setbacks shall be as set forth in sections [24-94](#) and [24-101](#)

(4)

Parking: Parking shall be provided as required in sections [24-96](#) and [24-101](#)(e)(5).

(5)

Exterior storage: Exterior storage shall not be permitted. Provisions shall be made for daily maintenance to ensure this requirement is met.

(6)

Vehicular and pedestrian circulation: A recycling collection facility shall be located in a manner that does not impede or adversely affect vehicular or pedestrian circulation.

(Code 1980, § 22-60; Code 1995, [§ 24-60](#))

Sec. 24-61. - Development standards and conditions for permitted uses.

(a)

Purpose. In order to encourage compatibility with adjacent and nearby properties and to enhance harmonious relationships with surrounding properties, whether developed or undeveloped, the building or buildings and site shall be designed to:

(1)

Employ such development techniques as may be appropriate to a particular case in order to fulfill the purposes of this chapter and the goals, objectives and policies of the comprehensive plan.

(2)

Include design considerations which may address matters such as location of permitted elements, orientation, spacing and setback of buildings, maintenance of natural vegetation, location and number of vehicular access points, size and location of signs, open spaces and parking areas, grading, landscaping, screening and servicing.

(b)

Lot area and width unless otherwise provided by this chapter.

(1)

For permitted uses in the one-family residence districts other than dwellings and churches, the lot area and width requirements shall not be less than required in the R-4A district.

(2)

For permitted and accessory uses, there are no minimum lot area and width requirements except as may be required by the health department to meet sanitary standards.

(c)

Minimum yard depths. Minimum yards shall be provided in accordance with sections [24-94](#), [24-95](#) and [24-101](#) of this chapter, except that any building, structure or use not classified as a shopping center, when located directly across the street from any R district, shall be set back 50 feet from any street right-of-way of less than 80 feet in width. Notwithstanding any other provisions of this chapter, on corner or double frontage lots the minimum front yard depth required for the district shall be observed from any street right-of-way line.

(d)

General height and bulk standards. See sections [24-93](#), [24-94](#) and [24-95](#) of this chapter.

(e)

Off-street parking and loading. Off-street parking and loading design standards and space requirements for particular uses are contained in sections [24-96](#), [24-97](#) and [24-98](#) of this chapter.

(f)

No exterior display or storage. Display and storage for permitted uses, stores, shops, offices or businesses (except parking lots) shall be wholly within a completely enclosed building except as herein provided.

(g)

Reserved.

(h)

Reserved.

(i)

Refuse. Refuse containers and/or refuse storage facilities shall be screened from general public view either from within or outside the premises by means of opaque fences, walls or landscape planting. Such containers or storage facilities shall be located as far from adjacent R districts as practicable and may be serviced only during permitted business hours.

(j)

Drainage. Provisions shall be made for appropriate stormwater management and drainage. Water from buildings, parking and loading areas shall not be permitted to drain from such areas onto adjacent property except into a natural watercourse or a drainage easement. Plans shall be prepared in accordance with design criteria established by the county engineer or any governmental body having jurisdiction with respect thereto and approved prior to beginning any construction.

(k)

Lighting. Site and exterior lighting, if provided, shall be directed away from adjoining R districts and streets. Lighting shall be of such design and type as to minimize the impact of the lights on adjacent property in accordance with lighting plans approved by the planning office or, if required, by the planning commission prior to the issuance of an occupancy permit.

(l)

Hours of service. Unless otherwise provided for by this chapter, no business permitted in this district shall begin service to the public or any outside activity before 6:00 a.m. nor extend any outside activity or hours of service after 12:00 midnight. (See also [section 24-58.2.](#))

(m)

Services and production of goods. Services and production of goods shall be subject to the development standards of the B-1 district.

(n)

Temporary outdoor Christmas tree sales. Temporary outdoor sales shall be subject to the requirements and development standards of the B-1 district.

(Code 1980, § 22-61; Code 1995, [§ 24-61](#))
