

# KING GEORGE COUNTY



# ZONING ORDINANCE

Section 2.9. C-1 Retail commercial district regulations.

2.9.1. Intent. The intent of this district is to recognize existing light commercial uses and to provide an opportunity to expand these and other retail opportunities within the County.

2.9.2. Uses permitted by right.

1. Accessory uses and structures incidental to permitted uses [additional requirements in Article 3, Section 3.8]
2. Arts and crafts shop (Products sold/manufactured on premises)
3. Bakery
4. Bank or similar financial institution
5. Bowling alley
6. Building, public
7. Building, semi-public
8. Building supply/lumber sales
9. Car wash
10. Cemetery, Commercial
- 10A. Churches and/or other places of worship
11. Club, Private
12. Community center
13. Day care facility
14. Dental Laboratory
15. Dwelling units located in the same building with and ancillary to commercial uses
16. Dwellings, one family, in existence on September 3, 1987, the date of adoption of this ordinance.
17. Fast-food restaurant
18. Florist within an enclosed building
19. Funeral home
20. General store
21. Group care facility
22. Indoor commercial recreational facility
23. Laundry service

24. Marina, Commercial
25. Medical/Dental Office
26. Miniature golf
27. Motel
28. Nursery school
29. Nursing home
30. Office building
31. Personal service establishment
32. Public use
33. Repair service establishment
34. Restaurant
35. Retail sales establishment conducting business entirely within an enclosed building
36. Service station [additional requirements in Article 4, Section 4.5]
37. Shared water system [additional requirements Article 4, Section 4.9a]
38. Telephone exchange equipment
39. Theater, Indoor
40. Utility pipelines, transmission lines and appurtenances
41. Vehicle sales
42. Veterinary hospital/clinic with no outside facilities [additional requirements in Article 4, Section 4.8]

2.9.3. Additional uses permitted only by special exception.

1. Amusement Enterprises
2. Hospital
3. Public utilities structures (no outside storage)
4. Telecommunication Facilities [additional requirements in Article 4, Section 12]
5. Water/sewer treatment plant [additional requirements in Article 4, Section 4.10]
6. Water storage and/or pumping facilities [additional requirements in Article 4, Section 4.9]

2.9.4. Lot area and other dimensional regulations. Except as provided for nonconforming lots of record elsewhere in this Ordinance, every lot within the C-1 District shall meet the lot area and other dimensional regulations set forth as follows:

2.9.4.1. Lot area and width. Every lot shall have an area and width not less than shown below for each utility situation.

Utilities Available	Minimum Lot Dimensions	
	Area (sq.ft.)	Width (feet)
Both community water and sewer	5,000	50
Either community water or sewer	25,000	100
Neither community water nor sewer	30,000	100

2.9.4.2. Minimum yard requirements.

- a. Front Yards. 30 feet.
- b. Side and Rear Yards. None required, except in cases where such uses abut an existing residential or Agricultural district and then the same as required for the abutting district.

Section 2.10. C-2 General trade district regulations (section amended 1-3-95).

2.10.1. Intent. The intent of this district is to recognize existing commercial and/or service trade uses within the County which may include exterior storage or displays, and may involve limited manufacturing or processing activities, and provide an opportunity to expand these and related general trade opportunities.

2.10.2. Uses permitted by right.

1. All uses permitted by right within the Retail Commercial District (C-1)
2. Auto repair facility
3. Boat sales
4. Commercial indoor recreational facilities
5. Contractors equipment yard
6. Construction material supply business with storage under cover, but not to include fabricating
7. Farm supply sales including vehicular equipment
8. Florist including greenhouse and exterior display area
9. Garage, Commercial
10. Hospital
11. Manufactured home dwelling and modular home sales
12. Parking lot, commercial
13. Public use
14. Radio/Television station
15. Structure for public utilities not involving outside storage of equipment or materials
16. Veterinary hospital/clinic with no outside facilities [additional requirements in Article 4, Section 4.8]
17. Vehicle sales and service
18. Warehouse, mini

2.10.3. Additional Uses permitted only by special exception.

1. Amusement enterprises
2. Flea market
3. Veterinary hospital/clinic with outside facilities [additional requirements in Article 4, Section 4.8]
4. All commercial permitted by Special Exception within the Retail Commercial District (C-1).

2.10.4. Lot area and other dimensional regulations. Except as provided for nonconforming lots of record elsewhere in this Ordinance, every lot within the C-2 District shall meet the lot area and other dimensional regulations set forth as follows:

1. Lot area and width. Every lot in this district shall comply with the lot area and width requirements of the C-1 District.
2. Minimum yard requirements. All minimum yard requirements of the C-1 District shall apply in this District.