

Article 8

BUSINESS, GENERAL B-1

Statement of Intent

This district is established for the purpose of accommodating general commercial and business uses to which the public requires direct and frequent access. Thus, it will normally be located on arterial highways which are adjacent to or in close proximity to population centers. The district is not to be characterized either by constant heavy trucking other than stocking and retailing of retail goods, or by any nuisance factors other than occasioned by incidental light and noise of congregation of people and passenger vehicles.

In addition to the zoning ordinance, uses in this zone may be subject to the requirements of Madison County Subdivision Ordinance, Site Plan Ordinance, Soil Erosion and Sedimentation Control Ordinance, and/or Floodplain Management Ordinance.

8-1 Use Regulations

In the Business, General District, B-1 no building shall be erected or altered and no building or premises shall be used for any purpose except the following:

Uses Permitted By Right

- 8-1-1 Retail store
- 8-1-2 Bakery
- 8-1-3 Dry cleaner
- 8-1-4 Laundry
- 8-1-5 Wearing apparel store
- 8-1-6 Drug store
- 8-1-7 Barber and beauty shop
- 8-1-8 Auto and home appliance service
- 8-1-9 Theater, assembly hall
- 8-1-10 Hotel, Motel
- 8-1-11 Office building
- 8-1-12 Church
- 8-1-13 Library
- 8-1-14 Hospital, clinic and nursing home
- 8-1-15 Funeral home

- 8-1-16 Automobile service station
- 8-1-17 Automobile sales and rental
- 8-1-18 Lumber and building supply (with storage under cover).
- 8-1-19 Plumbing and electrical supply (with storage under cover).
- 8-1-20 Hardware store
- 8-1-21 Machinery sales and service
- 8-1-22 Public service corporation transmission lines, poles, pipes, meters, transformers and other facilities necessary for the transmission and maintenance of public service utilities. Subject to Section 15.1-456 of the Code of Virginia, 1950, as amended.
- 8-1-23 General store, gift and antique shop
- 8-1-24 Agricultural supply store
- 8-1-25 Restaurant, caterer
- 8-1-26 Bank and saving and loan institution
- 8-1-27 Accessory use and building as defined
- 8-1-28 Furniture store, cabinet maker and repair
- 8-1-29 Printing shop
- 8-1-30 Commercial dairy
- 8-1-31 Auto laundry
- 8-1-32 Public building
- 8-1-33 Mobile home or travel trailer sales and service
- 8-1-34 Farm Winery with wholesale and/or retail sales

- 8-2 Special Permit Uses: the following uses may also be permitted subject to securing a special use permit as provided in Article 14-3.
- 8-2-1 Broadcasting station and facility
- 8-2-2 Apartment or dwelling located in the main business structure as a secondary use and lived in by an owner, caretaker or tenant; or a single family detached dwelling if such dwelling was lawfully built prior to the date of the special use application.
- 8-2-3 Veterinary clinic, hospital and kennel
- 8-2-4 Frozen food locker
- 8-2-5 Ice storage and supply
- 8-2-6 Building material yard
- 8-2-7 Drive-in theater
- 8-2-8 Welding or blacksmith shop
- 8-2-9 Other retail and light wholesale use of a similar nature not specifically enumerated in this article of the ordinance
- 8-2-10 Private school and day care center
- 8-2-11 Club and lodge
- 8-2-12 Water and sewage treatment or distribution facilities where same are

- required by state and/or federal regulations to protect the public health.
- 8-2-13 Public service corporation generating, booster or relay station(Main)
- 8-2-14 Indoor Health Club
- 8-2-15 Day Care Center
- 8-2-16 Office trailer
- 8-2-17 Apartment house in existing structures only.
- 8-3 Area Regulations
None, except for permitted uses utilizing an individual sewage disposal system. The required area for any such use shall be approved by the Health Official.
- 8-4 Setback Regulations
- 8-4-1 Buildings shall be located forty-five (45) feet or more from any street right-of-way which is fifty (50) feet or greater in width or seventy (70) feet or more from the center line of any street right-of-way less than fifty (50) feet in width.
The minimum distance which the main building is required to be located from the street right-of-way or center line shall be known as the setback line.
- 8-4-2 There is no required setback for an accessory building in this zone except that no accessory building shall be located in front of the established building setback line for the main structure.
- 8-5 Yard Regulations
None, except when permitted uses adjoins or is adjacent to a residential, agricultural or conservation zone, the minimum side and rear yards shall be fifty (50) feet.
- 8-6 Sign Regulations
Signs shall conform to Article 12 of this ordinance.
- 8-7 Height Regulations
- 8-7-1 Buildings may be erected up to thirty-five (35) feet in height from the average adjacent ground elevation except that:
- 8-7-2 The height limit for dwellings may be increased up to forty-five (45) feet and up to three (3) stories provided each of the two side yards is ten (10) feet, plus one (1) foot or more for each additional foot of

8-9-2

The centerline of any entrance onto U. S. Route 29 shall be nine hundred (900) feet or more from the centerline of any adjacent entrance; provided, however, each parcel of land that fronts on U. S. Route 29 and is recorded in the Clerk's Office of the Circuit Court of Madison County prior to June 20, 1990, shall be permitted to have at least one such entrance; and provided further that the aforesaid distance between entrances may be decreased to a point of nearest relief upon application by special use permit if the Board of Supervisors after recommendation from the Planning Commission and approval of the Virginia Department of Transportation finds that exceptional topographical conditions such as rock formations or floodplain areas justify such decrease.

Each application for a special use permit under this paragraph shall include a plat of survey showing both the nine hundred (900) foot entrance point and the point of nearest relief. After approval, said plat of survey shall be recorded by the applicant in the Clerk's Office of the Circuit Court of Madison County.

Entrances shall be located at crossover points on U. S. Route 29 if feasible and required by the Virginia Department of Transportation.

The aforesaid entrance regulation shall not apply to U. S. Route 29 Business.

- 8-7-3 building height over thirty-five (35) feet.
A public or semi-public building such as a school, church, library, or hospital may be erected to a height of sixty (60) feet provided that required front, side, and rear yards shall be increased one (1) foot for each foot in height over thirty-five (35) feet.
- 8-7-4 Church spires, belfries, cupolas, monuments, water towers, fire towers, flues, flagpoles, television antennae, and radio aerials may exceed the height limit by no more than twenty-five (25) feet. Parapet walls may be up to four (4) feet above the height of the building on which the walls rest.
- 8-7-5 Additional height above the stated height regulations requires a special use permit as provided for under Article 14-3.
- 8-7-6 No accessory building which is within ten (10) feet of any party lot line shall be more than fifteen (15) feet high. All accessory buildings shall be less than the main building in height.

8-8 Offstreet Parking and Loading
Offstreet parking and loading are subject to Sections 14-9 and 14-10 of this ordinance.

8-9 Entrance Regulations

8-9-1 The centerline of any entrance onto a Virginia primary road shall be six hundred (600) feet or more from the centerline of any adjacent entrance; provided, however, each parcel of land that fronts on a Virginia primary road and is recorded in the Clerk's Office of the Circuit Court of Madison County prior to June 20, 1990, shall be permitted to have at least one such entrance; and provided further that the aforesaid distance between entrances may be decreased to a point of nearest relief upon application by special use permit if the Board of Supervisors after recommendation from the Planning Commission and approval of the Virginia Department of Transportation finds that exceptional topographical conditions such as rock formations or floodplain areas justify such decrease.

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