

## DIVISION 11. - BUSINESS, GENERAL, DISTRICT B-2

## Sec. 22-184. - Composition; purpose.

Generally, business, general, district B-2 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 light 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, taverns and garages and service stations.

(Code 1970, § 17-62)

## Sec. 22-185. - Permitted uses.

In business district B-2, structures to be erected or land to be used shall for one or more of the following uses:

- (1) Retail stores and shops.
- (2) Bakeries.
- (3) Restaurants.
- (4) Laundries.
- (5) Wearing apparel stores.
- (6) Drugstores.
- (7) Barbershops and beauty shops.
- (8) Auto and home appliance services.
- (9) Theaters and assembly halls.
- (10) Hotels and motels.
- (11) Office buildings.
- (12) Churches.
- (13) Libraries.
- (14) Hospitals, general.
- (15) Funeral homes.
- (16) Reserved.
- (17) Clubs and lodges.
- (18) Auto sales and service, to include the sales and service of boats, boat trailers, and recreational vehicles.

- (19) Lumber and building supply (with storage under cover).
- (20) Plumbing and electrical supply (with storage under cover).
- (21) Wholesale and processing not objectionable because of dust, noise or odors, with a conditional use permit.
- (22) Dry cleaners.
- (23) Machinery sales and service.
- (24) Public utilities.
- (25) Off-street parking as required by this chapter.
- (26) Waterfront business activities; wholesale and retail marine interests, such as boat docks, piers, small boat docks, yacht club and servicing facilities for the same; docks and areas for the receipt, storage and transshipment of waterborne commerce; seafood and shellfish receiving, packing and shipping plants; and recreational activities primarily conducted on or about a waterfront. All such uses shall be contiguous to a waterfront.
- (27) Public billiard parlors and poolrooms, bowling alleys, dance halls and similar forms of public amusement only after a public hearing shall have been held by the board of supervisors on an application submitted to the board for such use. The board may request that the commission submit a recommendation to it concerning such use applications. In approving any such application, the board may establish such special requirements and regulations for the protection of adjacent property, set the hours of operations, and make requirements as it may deem necessary in the public interest.
- (28) Signs as permitted by Article VII of Chapter 22 of the Dinwiddie County Code.
- (29) Reserved.
- (30) Reserved.
- (31) Cabinet, furniture and upholstery shops not exceeding a combined area of 5,000 square feet for workshop and storage space, with a conditional use permit.
- (32) Reserved.
- (33) Governmental offices.
- (34) Veterinary hospital, with a conditional use permit.
- (35) Communication tower with station, with a conditional use permit.
- (36) Wholesale business and storage warehouse, with conditional use permit.
- (37) Classic and collectable car sales and restoration facility, with inoperable vehicles screened from view and restoration activities under cover, in accordance with the following definition: "A business actively involved in restoration and sales of classic and collectible specialty vehicles. Facilities must be screened for restoration work and

storage of disabled vehicles. This business could also be involved in the sale of new/n.o.s., and used parts, but would not allow the general public access to vehicles for the purpose of removing parts."

- (38) Nursery and landscaping.
- (39) Financial institutions.
- (40) Computer software development firms to exclude the manufacturing of such software, screened from view and 200 feet from the state road right-of-way.
- (41) Show horse facility and riding academy, with a conditional use permit.
- (42) Day care center.
- (43) Automobile self-service station.
- (44) Automobile service station.
- (45) Garage, public.
- (46) Tractor-trailer service station, with a conditional use permit.
- (47) Laydown yard, with a conditional use permit.
- (48) Kennel, private with conditional use permit.
- (49) Family day care, large.
- (50) Flea market, a maximum of two days within any two-month period.
- (51) Flea market, more than two days within any two-month period, with a conditional use permit.

(Code 1970, § 17-63; Ord. of 11-19-80; Ord. of 3-16-83; Ord. of 6-15-83; Ord. of 1-18-84; Ord. of 6-17-87; Ord. of 6-15-88; Ord. of 4-17-91; Ord. of 3-18-92; Ord. of 5-5-93; Ord. of 7-7-93; Ord. of 9-1-93; Ord. of 1-5-94; Ord. of 9-4-96; Ord. of 11-6-96; Ord. of 10-6-99; Ord. of 2-7-01; Ord. of 7-3-02; Ord. of 6-1-04; Ord. of 12-21-10, § 1; Ord. of 12-19-17 [A-17-4], § (1))

#### Sec. 22-186. - Area regulations.

In business district B-2, the following area regulations shall apply: None, except that, for permitted uses utilizing individual sewage disposal systems, the required area for any such use shall be approved by the health official. The administrator may require a greater area if considered necessary by the health official.

(Code 1970, § 17-64)

#### Sec. 22-187. - Setback.

Buildings in business district B-2 shall be located ten feet or more from any street right-of-way which is 50 feet or greater in width, or 35 feet or more from the center line of any street right-of-way less than 50 feet in width, except that signs may be erected up to the property line, however, such signs shall not block

the view of traffic from a roadway. This shall be known as the "setback line."

(Code 1970, § 17-65; Ord. of 12-19-17 [A-17-4], § (1))

Sec. 22-188. - Side yards; off-street parking and loading.

- (a) For permitted uses in business district B-2, the minimum side yard adjoining or adjacent to a residential or agricultural district shall be at least ten feet.
- (b) Off-street parking and loading shall be in accordance with the article V and any other provisions of this chapter.

(Code 1970, § 17-66; Ord. of 9-21-94)

Sec. 22-189. - Height of buildings.

Buildings may be erected up to 35 feet in height from grade in business district B-2, except that:

- (1) The height limit for dwellings may be increased up to 45 feet and up to three stories; provided, that there are two side yards for each permitted use, each of which is ten feet or more, plus five feet or more of side yard for each additional foot of building height over 35 feet.
- (2) 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.
- (3) Church spires, belfries, cupolas, monuments, 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 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.

(Code 1970, § 17-67)

Secs. 22-190—22-194. - Reserved.